

SITE PLAN

FALLBROOK OAKS

COUNTY OF SAN DIEGO

GENERAL NOTES

- TOTAL EXISTING GROSS SITE AREA : 27.2 ACRES
- TOTAL PROPOSED GROSS SITE AREA : 24.1 ACRES
- TOTAL NET SITE AREA: 24.1 ACRES
- TOTAL NUMBER OF LOTS: 18
- TOTAL NUMBER OF RESIDENTIAL UNITS: 18 SINGLE FAMILY
- ASSESSOR'S PARCEL NUMBER: 107-070-03
- EXISTING GENERAL PLAN LAND USE DESIGNATION: ESTATE RESIDENTIAL 1 DU/2.4 ACRES
- EXISTING GENERAL PLAN REGIONAL CATEGORY: CUD (CURRENT URBAN DEVELOPMENT AREA)
- EXISTING ZONING: SEE ZONING BOX BELOW
- PROPOSED ZONING: SEE ZONING BOX BELOW
- GROSS DENSITY: 0.66 DU/AC (18 DU'S/27.2 GROSS AC.)
- NET DENSITY: 0.75 DU/AC (18 DU'S/24.1 NET AC.)
- EXISTING USE: VACANT LAND/AVOCADO GROVE/EXISTING RESIDENCE
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- ASSESSOR'S TAX RATE AREA: 75196
- THOMAS BROTHERS COORDINATES: 1028 F4
- COMMUNITY PLAN/SUBREGIONAL AREA: FALLBROOK COMMUNITY PLAN
- MINIMUM LOT SIZE: 1 ACRE

GENERAL DESIGN NOTES

- NO PUBLIC STREETS ARE PROPOSED WITH THIS PROJECT. SEE CROSS SECTIONS FOR HALF WIDTH
- PUBLIC IMPROVEMENTS OF EXISTING STREETS.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE DEDICATED OR ABANDONED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
- CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1.5%.
- SOURCE OF TOPOGRAPHY: PHOTOGRAMMETRIC SURVEY DATED 4/18/2003.
- CONTOURED INTERVALS: 1 & 5 FEET
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (1.5:1 MAX).
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: GEOSOLS, INC. DATED DECEMBER 21, 2005.
- ALL BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HYDROLOGY REPORT.
- GRADING AND MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
- ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
- WATER AND SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT AND SHALL BE MAINTAINED BY THE DISTRICT.
- UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
- TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
- SPECIAL ASSESSMENT ACT: NONE PROPOSED
- STREET DEDICATION: THE SUBDIVIDER WILL DEDICATE ON THE SUBDIVISION MAP A 12-FOOT DEDICATION ON THE NORTH SIDE OF RECHE ROAD. ON-SITE STREETS ARE PRIVATE.
- ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
- BENCH MARK: A STANDARD U.S.C. & G.S. DISK STAMPED "L 302 1935" SET IN TOP OF A CONCRETE POST 30' RT. OF STA. 57+85 OF RECORD OF SURVEY 454 (SAN DIEGO COUNTY), ELEV 564.07 (U.S.C. & G.S. DATUM).
- ALL DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY.

FEMA INFORMATION

OTHER AREA ZONE X: AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "PREEMPTION" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS ____ DAY OF _____, 2009, AT SAN DIEGO COUNTY, CALIFORNIA.

STEVE ROSETTA

DATE

OWNER/SUBDIVIDER

CABRILLO MEDICAL LLC
3721 VALLEY CENTRE DR.
SUITE 10
SAN DIEGO, CA 92130

STEVE ROSETTA

DATE



JOEL G. MORRISON R.C.E. 39788
MY REGISTRATION EXPIRES ON 12/31/09

PREPARED BY:



CIVIL ENGINEERING 1927 Franklin Street Ste A
LAND PLANNING San Diego, CA 92110
SURVEYING PH(619)276-0425 FX(619)276-0404

NO. REVISIONS

NO.	REVISIONS	DATE	BY
1	SUBMITTAL	08/12/05	L&A
2	RESUBMITTAL	02/26/07	H&A
3	RESUBMITTAL	01/10/08	MEI
4	MINOR LOT REVISIONS	04/14/08	MEI
5	RESUBMITTAL	10/13/08	MEI
6	ELIMINATE LOT ALONG RANGER, REUSE L&A	2/19/09	MEI
7	PER COUNTY COMMENTS DATED 12/24/08	4/20/09	MEI
8	PER COUNTY COMMENTS DATED 3/8/09		
8	FINAL MINOR REVISIONS	08/24/09	MEI

SITE PLAN

FALLBROOK OAKS

COUNTY OF SAN DIEGO, CALIFORNIA

SHEET

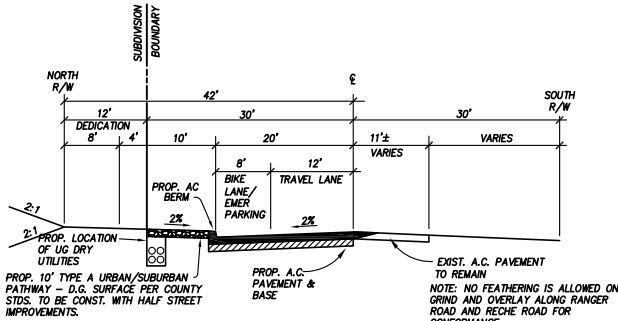
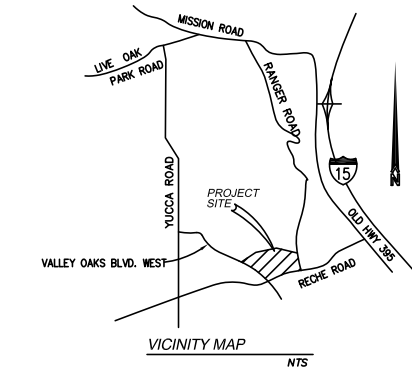
1

OF

5

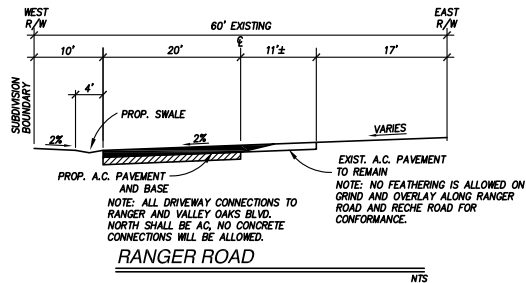
ME JOB NO. 07009

ME JOB NO. 07009
AUGUST 24, 2009



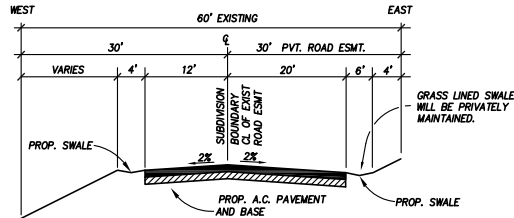
RECHE ROAD

RURAL COLLECTOR NTS



RANGER ROAD

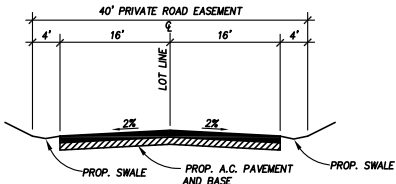
NTS



NOTE: ALL DRIVEWAY CONNECTIONS TO RANGER AND VALLEY OAKS BLVD. NORTH SHALL BE AC. NO CONCRETE CONNECTIONS WILL BE ALLOWED.

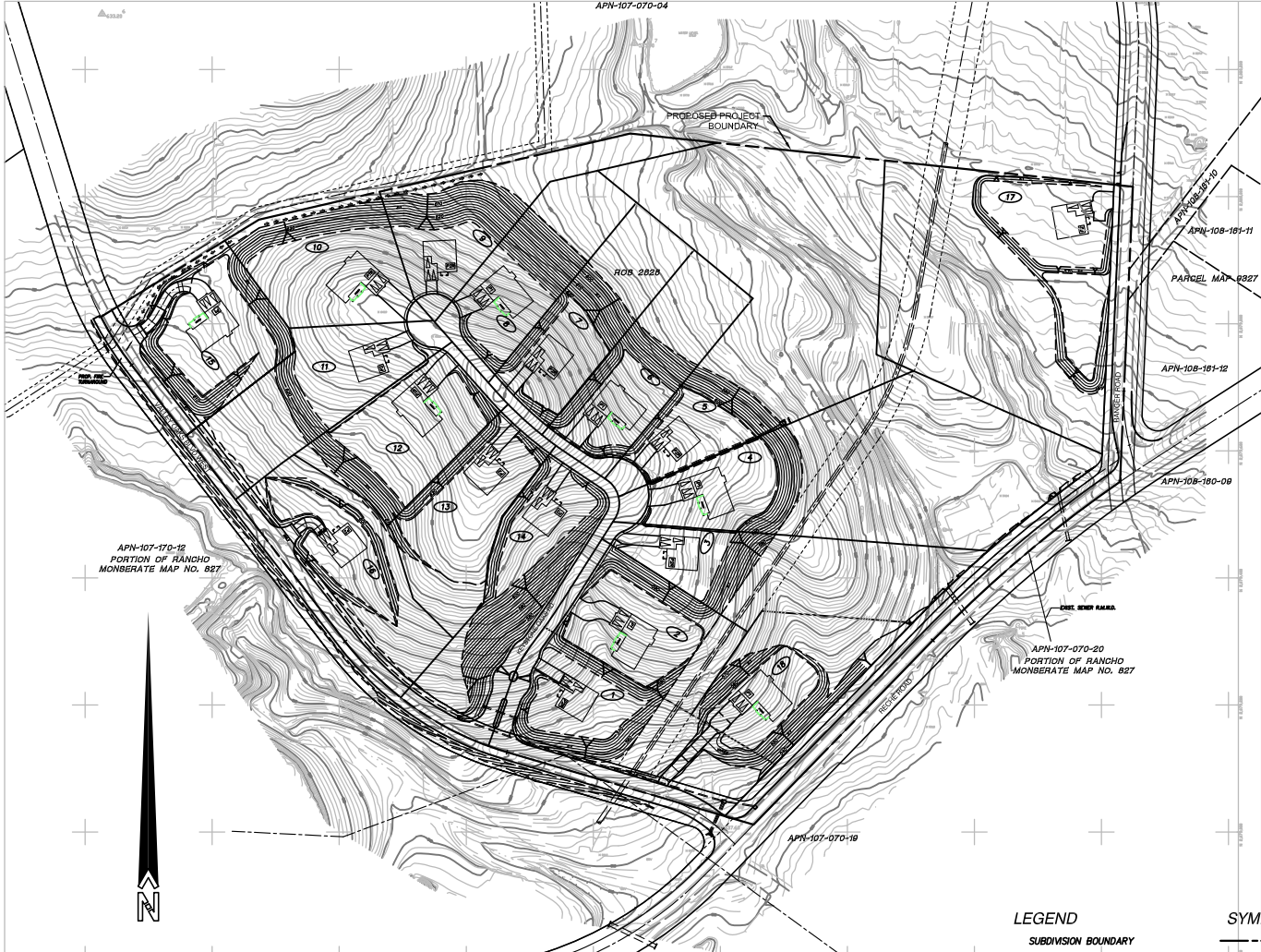
VALLEY OAKS BLVD. NORTH

CONSTRUCTED IN ACCORDANCE WITH PRIVATE ROAD STANDARD 3.18 FOR PUBLIC ACCESS OVER EXISTING ROAD EASEMENT IN ACCORDANCE WITH COUNTY CLASSIFICATION FOR 101-750 ADT ROADS.



KEYSTONE OAKS ROAD (PRIVATE)

NTS



KEY MAP

1"=100'

ABBREVIATIONS

FP	FLOOD PLAIN	S	SEWER
VC	VERTICAL CURVE	W	WATER
MH	MANHOLE	RW	RECLAIMED WATER
RCP	REINFORCED CONCRETE PIPE	E	INVERT ELEVATION
SD	STORM DRAIN	R/W	RIGHT OF WAY
NTS	NOT TO SCALE	PL	PROPERTY LINE
ELEV	ELEVATION	GB	GRADE BREAK
FL	FLOW LINE	PI	POINT OF INTERSECTION (V.C.)
TW	TOP OF WALL	P	PAD ELEVATION
BW	BOTTOM OF WALL	SF	GROSS SQ. FT.
FS	FINISH SURFACE	NSF	NET SQ. FT.

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC..... SAN DIEGO GAS & ELECTRIC CO.
WATER..... RAINBOW MUNICIPAL WATER DISTRICT
SEWER..... RAINBOW MUNICIPAL WATER DISTRICT
POLICE..... COUNTY SHERIFFS DEPARTMENT
SCHOOLS..... FALLBROOK UNION ELEMENTARY SCHOOL DISTRICT
FIRE..... NORTH COUNTY FIRE PROTECTION DISTRICT
STORM DRAIN..... PRIVATE HOA
STREET LIGHT..... PRIVATE HOA

EASEMENT LEGEND

SEE SHEET 4 FOR EASEMENT AND TITLE INFORMATION - TITLE INFORMATION IS PER THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED MAY 20, 2005.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT
RAW CUT: 92,000 C.Y.
RAW FILL: 92,000 C.Y.

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT CERTAIN TRACT OF LAND LYING AND BEING IN THE MONSERATE RANCHO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP ON FILE IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY IN BOOK 1, PAGE 108 OF PATENTS.

PARCEL 2:

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THAT PARCEL OF LAND DELINEATED AND DESIGNATED ON RECORD OF SURVEY MAP NO. 2826 AS "60 FOOT ROAD EASEMENT RESERVED"; EXCEPTING THEREFROM THAT PORTION CONVEYED IN PARCEL 1 ABOVE, SAID EASEMENT AND RIGHT OF WAY IS FOR THE BENEFIT OF AND APPURTENANT TO THE PROPERTY CONVEYED BY THIS DEED AND SHALL INURE TO THE BENEFIT OF AND MAY BE USED BY ALL PERSONS WHO MAY HEREAFTER BECOME THE OWNERS OF SAID APPURTENANT PROPERTY OR ANY PARTS OR PORTIONS THEREOF.

RESERVING TO THE GRANTORS HEREIN, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT AND POWER TO CONVEY RIGHTS OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES OVER SAID "60 FOOT ROAD EASEMENT RESERVED" TO OTHER PERSONS AND THE SAID GRANTORS ALSO LIKEWISE RESERVE THE RIGHT AND POWER TO CONVEY OR DEDICATE TO THE PUBLIC A RIGHT OF WAY FOR PUBLIC ROAD PURPOSES OVER SAID 60 FOOT STRIP OF LAND.

ZONING INFORMATION

GENERAL PLAN REGIONAL CATEGORY: CUD - CURRENT URBAN DEVELOPMENT AREA
GENERAL PLAN LAND USE DESIGNATION: B RESIDENTIAL / 13 GENERAL COMMERCIAL
GENERAL PLAN 2020 LAND USE DESIGNATION: SR-1 SEMI-RURAL RESIDENTIAL
COMMUNITY/SUBREGIONAL PLAN AREA: FALLBROOK COMMUNITY PLAN

USE REGULATION	EXISTING	PROPOSED
ANNUAL REGULATIONS	AD / C38	AD
DENSITY	1 / 40	1
LOT SIZE	1 ACRE	1 ACRE
BUILDING TYPE	C / T	C
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	-	-
LOT COVERAGE	-	-
SETBACK	C / O	C
OPEN SPACE	- / A	-
SPECIAL AREA REGULATIONS	B	B

LEGEND

SUBDIVISION BOUNDARY

LOT LINE

PROPOSED LOT NUMBER

STORM DRAIN

CURB INLET, D-2 TYPE B

WITH BIO-CLEAN BASIN INSERT

CONCRETE ENERGY DISSIPATOR, D-41

RIP RAP ENERGY DISSIPATOR, D-40

CATCH BASIN, TYPE F

WITH BIO-CLEAN BASIN INSERT

WING TYPE HEADWALL, D-34

PAD ELEVATION

ROCK LINED EARTHEN DITCH, D-75 TYPE A

EASEMENT LINE

TITLE REPORT ITEM NO.

SLOPE (2:1 MAX)

PROPOSED % OF GRADE

EXISTING SEWER MAIN

PROPOSED PUBLIC SEWER MAIN

WITH INVERT ELEVATIONS

(8" PVC UNLESS OTHERWISE NOTED)

EXISTING WATER MAIN

PROPOSED PUBLIC WATER MAIN W/ FIRE

HYDRANT (8" PVC UNLESS OTHERWISE NOTED)

EXISTING STORM DRAIN SYSTEM

RETAINING WALL

EXISTING SPOT ELEVATIONS

PROPOSED SPOT ELEVATION

EXISTING CONTOURS

PROPOSED CONTOURS

BUILDING PLAN TYPE

PROPOSED GRASS LINED V-DITCH

4' WIDE, 6" DEEP, MAX SLOPE 0.5%

PROPOSED PATHWAY RECHE ROAD

PROPOSED ENVIRONMENTAL SIGNAGE

(SEE GRADING PLAN FOR SIGN DETAIL)

SYMBOL

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

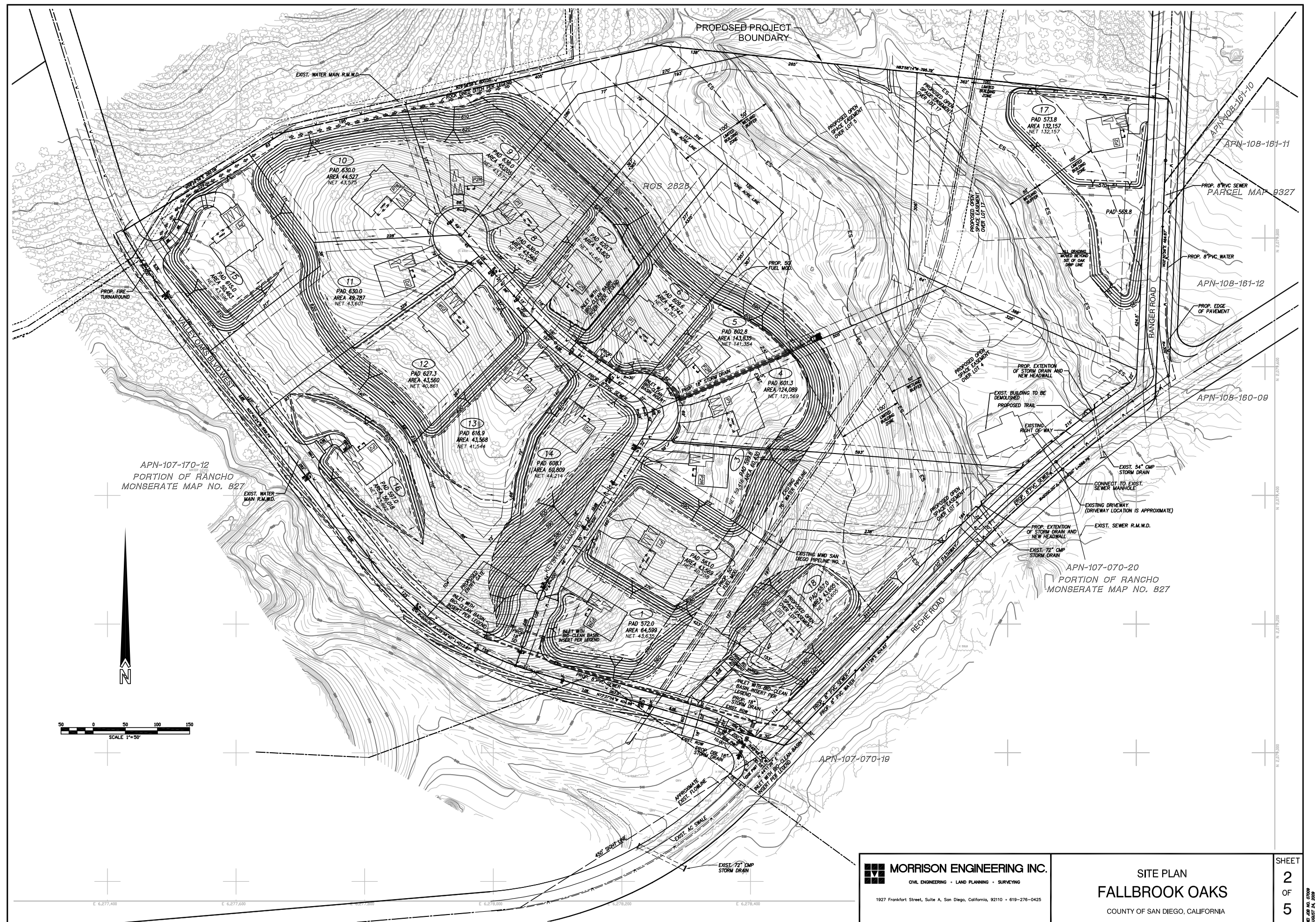
12

12

12

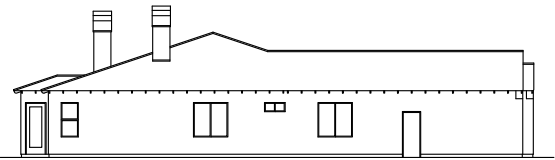
12

12

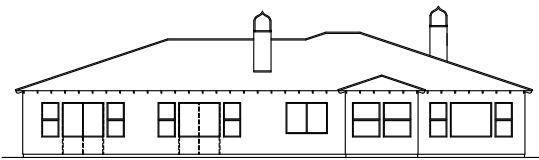




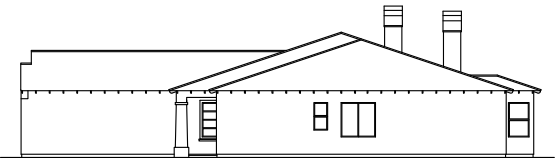
FRONT ELEVATION



LEFT ELEVATION



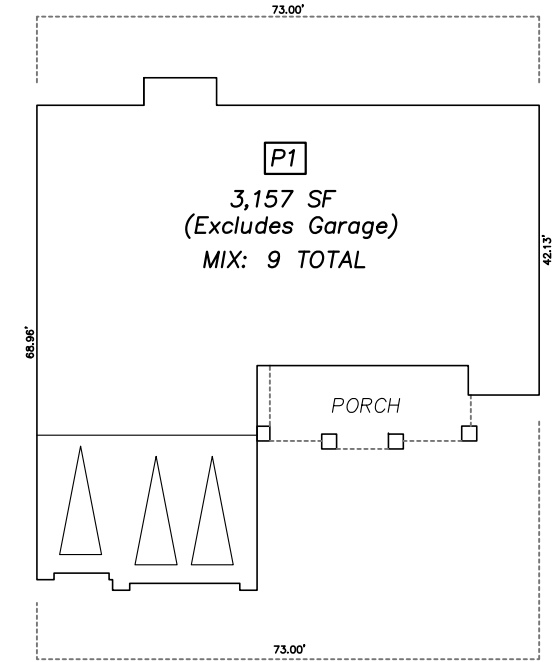
REAR ELEVATION



RIGHT ELEVATION

PLAN 1 ELEVATION

SCALE: 1" = 10'

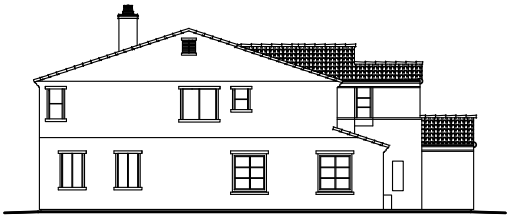


PLAN 1 FLOOR PLAN

SCALE: 1" = 10'



FRONT ELEVATION



LEFT ELEVATION



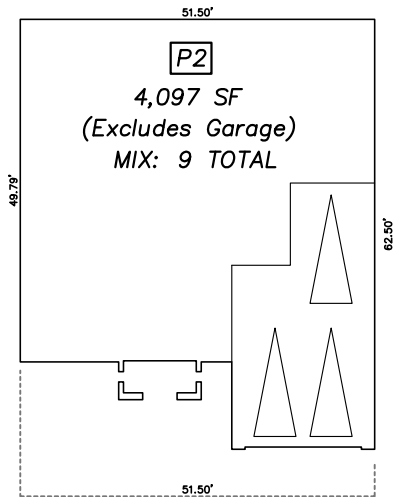
REAR ELEVATION



RIGHT ELEVATION

PLAN 2 ELEVATION

SCALE: 1" = 10'



PLAN 2 FLOOR PLAN

SCALE: 1" = 10'

PRELIMINARY FINISH MATERIALS STATEMENT
FALLBROOK OAKS PROJECT - TM 5449
The colors and finishes depicted are preliminary and subject to final review and approval by the County of San Diego Building Department

	PLAN 1 (1-Story)	PLAN 2 (2-Story)
Roof	Eagle Roofing S-Tile 3645 Sunrise Blend Vista Paint 24 Hay	Eagle Roofing Ponderosa 5529 Mogave Gray EXPO Stucco Products 226 Genoa (base 4) Vista Paint 8741
Stucco Color	Vista Paint 24 Hay	EXPO Stucco Products 226 Genoa (base 4) Vista Paint 8741
Eave, Window and Floor Trim	Vista Paint 56 Lava Stone Vista Paint 8741 Dame Margaret	Dame Margaret Vista Paint 8463 Rockvale
Front Door and Shutters	Vista Paint 56 Lava Stone Vista Paint 8469 Norwegian Wood	Vista Paint 8463 Rockvale
Garage Door	Vista Paint 56 Lava Stone Vista Paint 8469 Norwegian Wood	Vista Paint 8463 Rockvale
Metal Fixtures (painted in low-sheen finish)	Vista Paint 8469 Norwegian Wood	n/a
Porch Railings	n/a	Vista Paint 8463 Rockvale
Columns	Vista Paint 8504 Happy Camper	n/a

Applicant Signature

Date

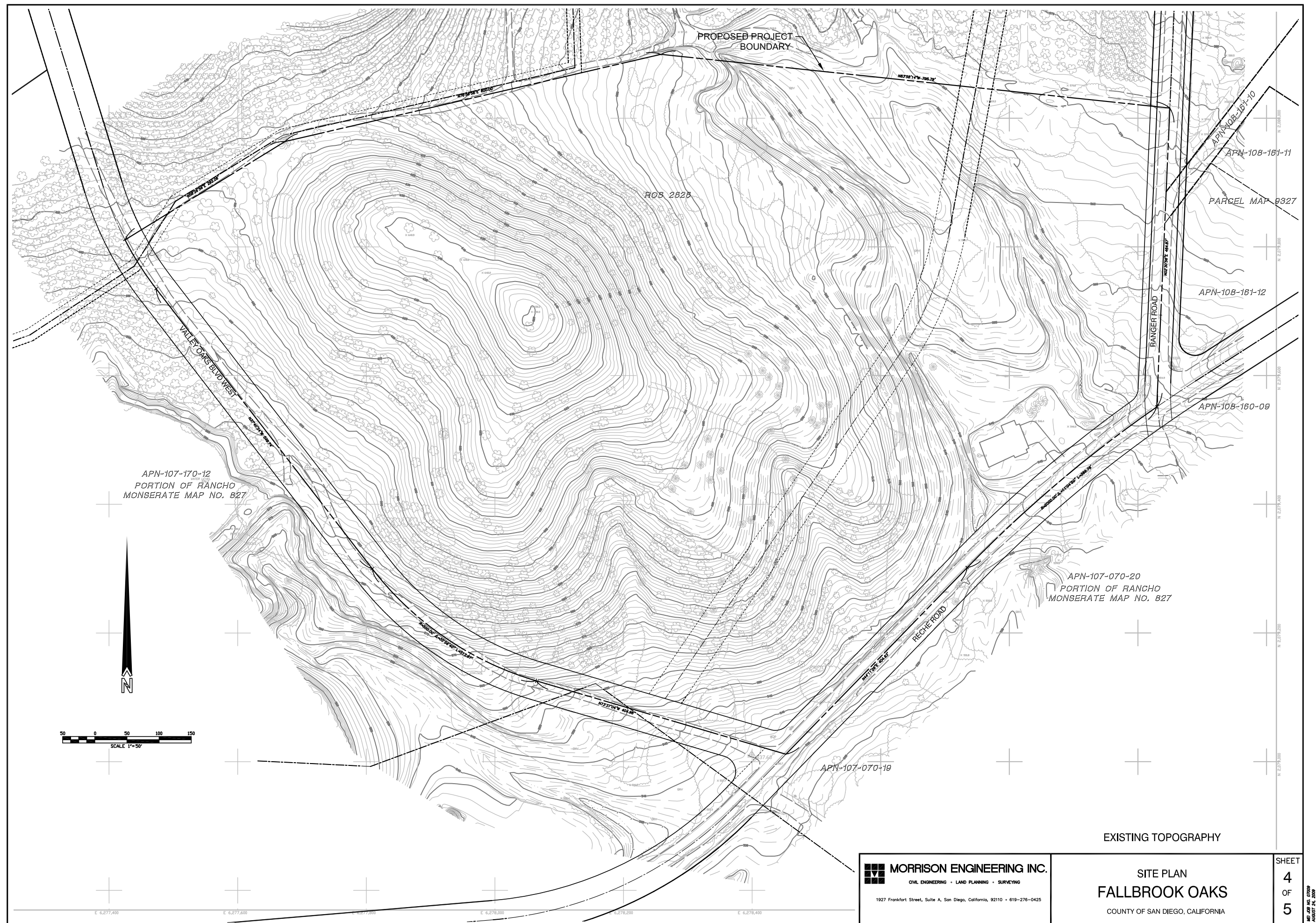
ARCHITECTURAL ELEVATIONS AND FLOOR PLANS

MORRISON ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
1927 Frankfort Street, Suite A, San Diego, California, 92110 • 619-278-0425

SITE PLAN
FALLBROOK OAKS
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
3
OF
5

MEI JOB NO. 07009



EXISTING TOPOGRAPHY

MORRISON ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
1927 Frankfort Street, Suite A, San Diego, California, 92110 • 619-276-0425

SITE PLAN
FALLBROOK OAKS
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
4
OF
5
